

## 2007-R-087

Property Owner: Nashed, LLC.

Agent: Wiley C. "Buddy" Page

Existing Zoning: R2M (Mixed Residential Subdivision District)

Requested Zoning: HCD (Highway Commercial Development)

Existing FLUM: Residential

Requested FLUM: Commercial

# STAFF ANALYSIS

## Part I. General Information:

**Applicant:** Nashed, LLC.

**Agent:** Wiley C. "Buddy" Page

**Project Location:** Watkins Street, Pace

**Parcel Number(s):** 14-1N-29-0000-00601-0000

**Parcel Size:** 3.7 (+/-) acres

**Purpose:** Commercial Endeavors

**Requested Action(s):** (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R2M to HCD** and,  
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Residential to Commercial**.

**Existing Zoning Description:** R-2M (Medium Density Mixed Residential District) allows single-family detached structures, mobile homes and mobile home parks, duplexes, and multiple family dwelling structures and facilities. Buildings or other structures and uses having commercial characteristics except the minimal home occupation and the approved Conditional Use activities are excluded. Maximum allowable density = 10 dwelling units (du) per acre.

**Proposed Zoning Descriptions:** Highway Commercial Development (HCD) District allows for a wide range of uses appropriate and easily accessible to major transportation corridors.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize the HCD District. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Multiple family residential uses are allowed as a Conditional Use only upon determination by the Zoning Board of Adjustment.

**Existing FLUM:** Residential

**Proposed FLUM:** Commercial

**Current Use of Land:** Mobile Home Park

**Surrounding Zoning:** HCD (Highway Commercial Development District) is north and east along Highway 90. Northwest, west and southwest of the property is R1 (Single Family Residential District).

**Rezoning History:** In 2004, 38.5 acres east of the subject property along Highway 90 was rezoned to HCD. In 1994, 1 acre north of the parcel was rezoned to HCD.

## **Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):**

### **A. Infrastructure Availability:**

#### **(1) Predicted Maximum Roadway Impact:**

Assuming all of the projected vehicle trips impact Highway 90 (which is evaluated using peak hour, peak direction trips), the approximate 13 peak hour direction trip produced by the current zoning could increase by an additional 31 new peak hour direction trips, for a total of 44 such trips with the proposed zoning. Rated at LOS Standard "D", the current available capacity of 610 trips for this segment of Highway 90 thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Specific traffic computations are provided as an appendix to this analysis.

#### **(2) Potable Water:**

##### Pace Water System

Maximum Capacity:	11.088 million gallons per day
Average Flow:	3.445 million gallons per day

The proposed amendment is not expected to create capacity problems for the Pace Water System.

#### **(3) Sanitary Sewer:**

##### Pace Water System

Maximum Capacity:	1.5 million gallons per day
Average Flow:	1.0 million gallons per day

The proposed amendment is not expected to create capacity problems for the Pace Water System. The servicing utility provider further indicated they are in the design process of a 3-million gallon per day plant expansion and added effluent disposal. Pace Water System anticipates permitted treatment and disposal capacity of 5 million gallons per day by the Year 2007, thus providing adequate capacity to support the proposed rezoning and to serve future community development needs.

#### **(4) Solid Waste:**

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

**(5) Parks, Recreation and Open Space:**

A rezoning to HCD with a future land use amendment to Commercial would not increase demand on recreation facilities.

**B. Compatibility:**

Policy 5.1.C.8 of the Comprehensive Plan states:

*"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."*

Currently, the majority of uses surrounding the site are commercial and single family residential. The proposed zoning would be a natural extension of the existing commercial zoning north and east of the site that would not degrade residential neighborhoods in the vicinity. Appropriate buffers between the any commercial development and adjacent residential neighborhoods will be required (depending on the intensity of the proposed commercial use), during the process of development review.

**C. Suitability:**

Policy 3.1.E.6 of the Comprehensive Plan states:

*"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."*

The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The National Wetlands Inventory Map indicates there no wetlands located on the site. The request is thus consistent with this policy.

**D. Urban Sprawl**

Policy 3.1.G.4 of the Comprehensive Plan states:

*"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."*

This rezoning application would not result in a finding of urban sprawl under the proposed commercial zoning classification. The request is, therefore, consistent with this policy.



## 2007-R-087 Traffic Analysis Append

### Traffic Analysis Append

#### For the R2M estimation:

Single Family Detached Housing (210)

3.7 acres x 10 du/acre = 37 possible units

Average Rate:  $1.01 \times 37 = 37.37$  Average Peak Hour Vehicle Trips

D Factor:  $0.558 \times 37.37 = 20.85$  Peak Hour Direction Trips

Driveway %:  $0.63 \times 20.85 = 13.13$  Peak Hour Peak Direction Trips

New Trip % = 100%;  $13.13 \times 1.00 = 13.13$  New Peak Hour Peak Direction Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (354 studies).

#### For the HCD estimation:

Specialty Retail Center (814)

Applicant has not provided information as to the type of development proposed. Therefore, selection of the ITE data plot (814) for Specialty Retail Center was made because this is considered the worst case scenario or the maximum allowable level of development intensity within the zoning district. Building square footage is generally selected as the independent variable for commercial and industrial developments. In case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate.

Given:

Land Size = 3.7 acres or 161,172 sq. ft.

Site Plan Requirements = 15% pervious cover required.

Parking Requirements = Equipment service: 1 space for every 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.); Parking/Driveway/Aisle Estimation = 325 sq. ft. per space

Wetland area = 0

Buildable area = building pad + parking lot

$y$  = sq. ft. gross floor area of building pad in thousands

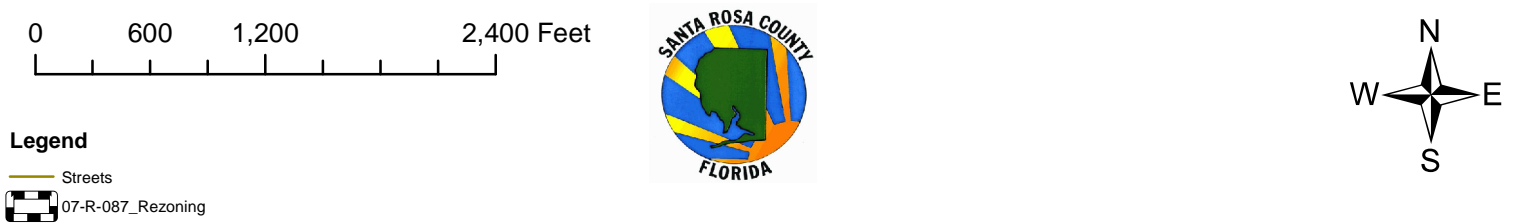
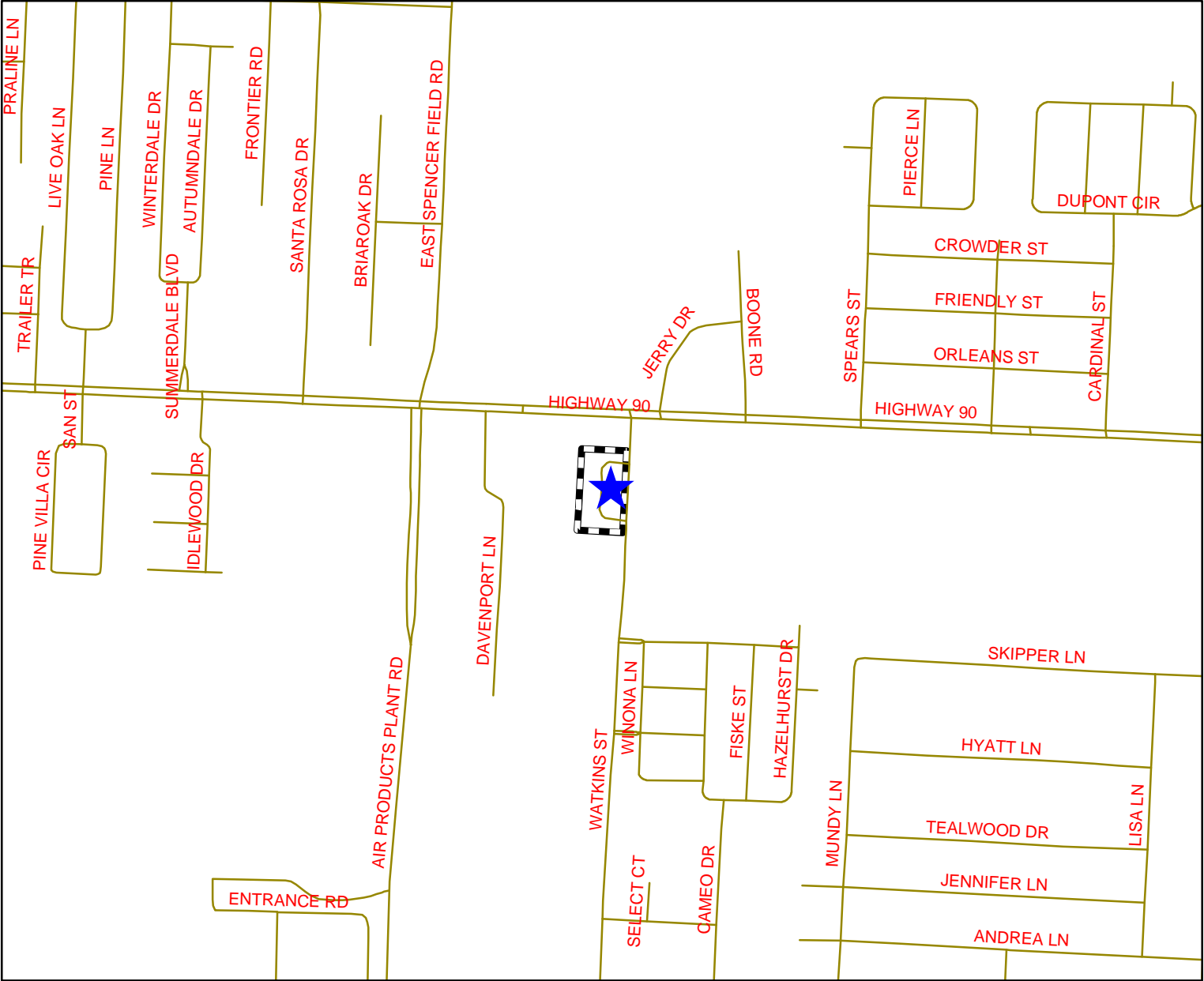
$$\begin{aligned}
 161,172 \times .85 &= 1,000y + (y \times 4 \times 325) \\
 136,996 &= 1,000y + 1300y \\
 136,996 &= 2,300y \\
 y &= 59.56
 \end{aligned}$$

Building size = 59.56 x 1,000 square feet = 59,560 square feet gross floor area.  
 ITE Average Rate: 2.71 x 59.56 = 161.40 Average Peak Hour Vehicle Trips  
 D-factor: 0.558 x 161.40 = 90.06 Peak Hour Peak Direction Trips  
 Driveway %: 0.56 x 90.06 = 50.43 Peak Hour Peak Direction Trips  
 New Trip % = 88%; 50.43 X 0.88 = 44.38 New Peak Hour Peak Direction Trips

Selection of the ITE data plot (814) for specialty retail center was made because the applicant did not indicate the requested use for the rezoning. The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient of determination of 0.98 for this data plot; the standard deviation was 1.83; and there was a small sample size (5 studies).

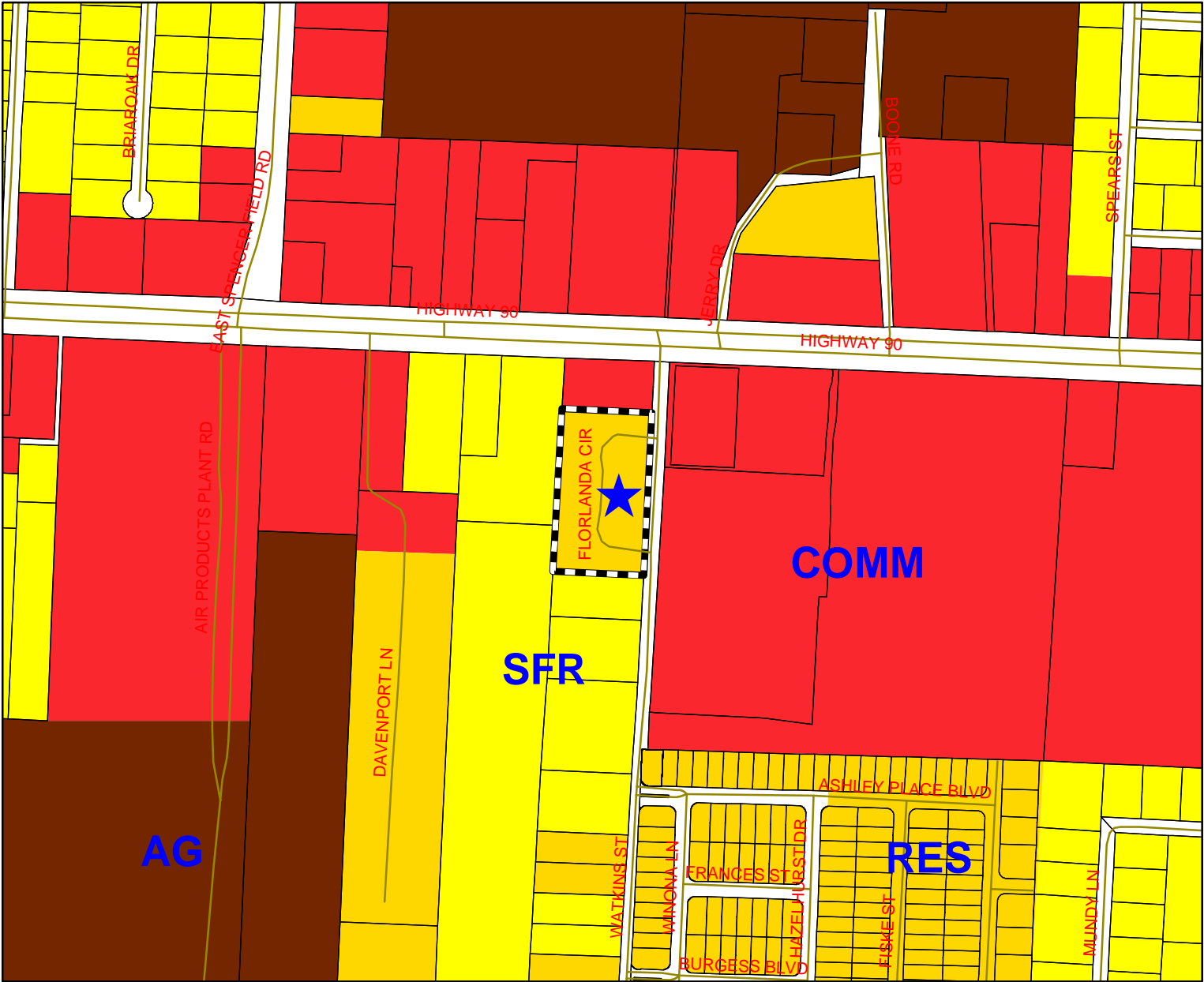
Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-087; Nashed LLC; SSA Res to Com; Rezone R2M to HCD (3.7 acres)\07-R-087 Traffic Analysis Append.doc

# Location Map (2007-R-087)

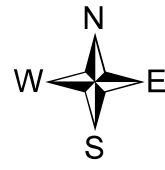


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# Future Land Use Map (2007-R-087)



0 295 590 1,180 Feet

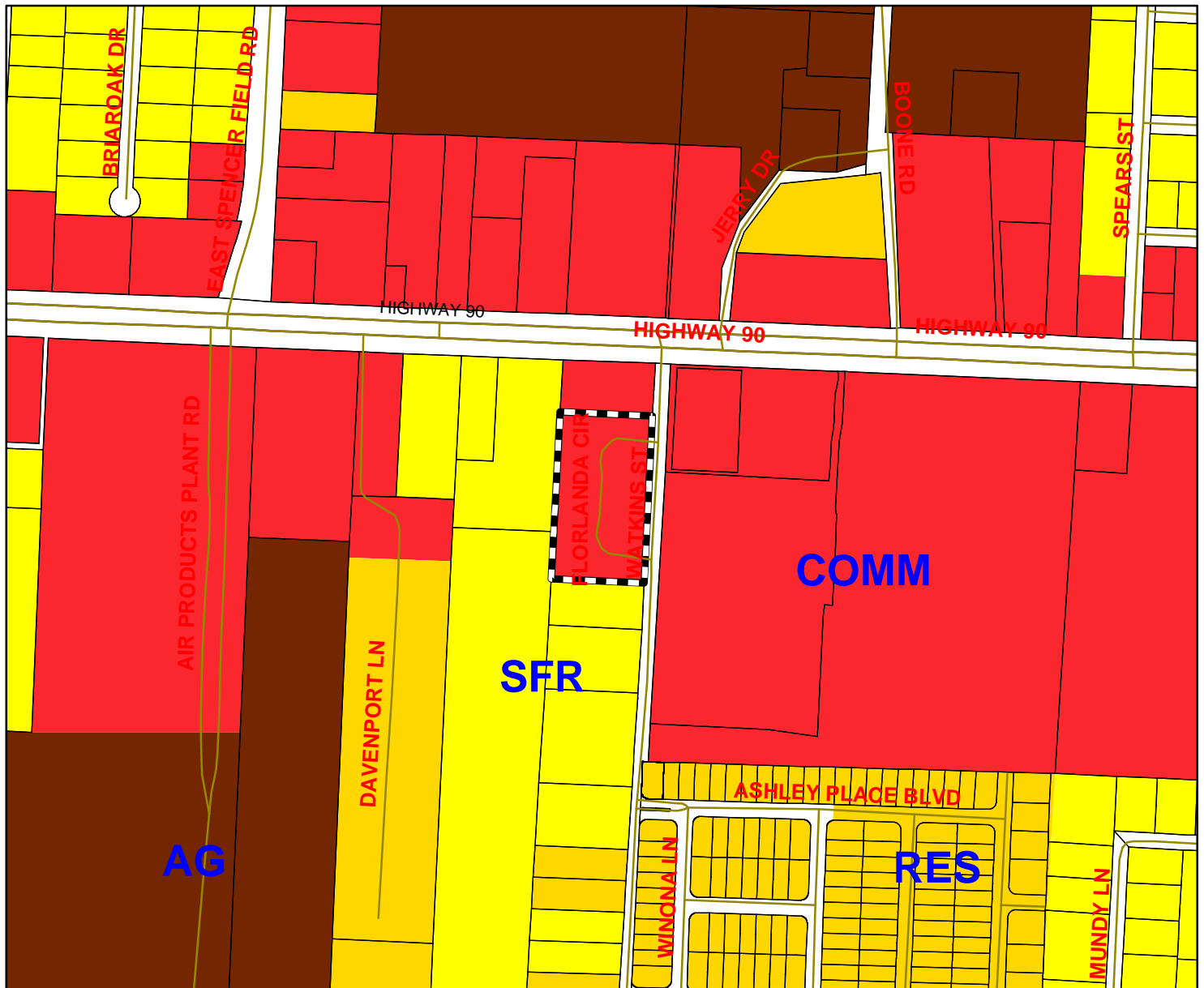


## Legend

- |                                   |   |  |
|-----------------------------------|---|--|
| Streets                           | GP SINGLE FAMILY RESIDENTIAL (GPSFR)          | NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)       |
| 07-R-087_Rezoning                 | GP RURAL RESIDENTIAL (GPRR)                   | NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR) |
| Parcels                           | BAGDAD HISTORIC DISTRICT (HIS)                | NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)         |
| <b>FLUM</b>                       | INDUSTRIAL (INDUS)                            | NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)     |
| AGRICULTURE (AG)                  | MARINA (MARINA)                               | NAVARRE BEACH UTILITIES (NBU)                          |
| SINGLE FAMILY RESIDENTIAL (SFR)   | MILITARY (MIL)                                | CITY   |
| MEDIUM DENSITY RESIDENTIAL        | MIXED RESIDENTIAL COMMERCIAL (MRC)            | RAIL   |
| RESIDENTIAL (RES)                 | NAVARRE BEACH COMMERCIAL (NBCOMM)             | WATER  |
| COMMERCIAL (COMM)                 | NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR) |  |
| CONSERVATION/RECREATION (CON/REC) |   |  |

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# Proposed Future Land Use (2007-R-087)



0 287.5 575 1,150 Feet



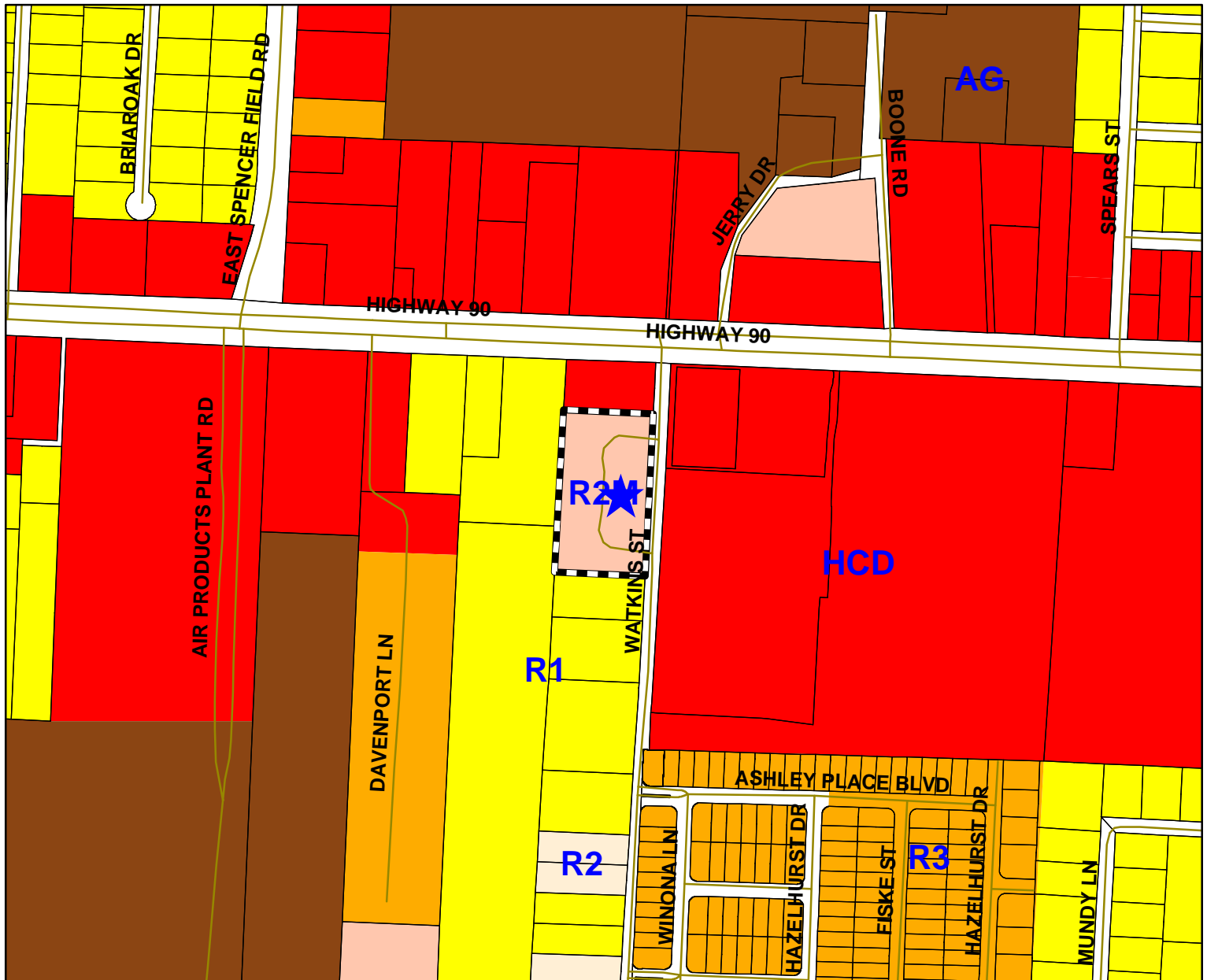
## Legend

Streets	CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Main Roads	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDHR)
07-R-087_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH UTILITIES (NBU)
AGRICULTURE (AG)	MARINA (MARINA)	CITY
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	RAIL
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	WATER
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	

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# Current Zoning Map (2007-R-087)



0 295 590 1,180 Feet



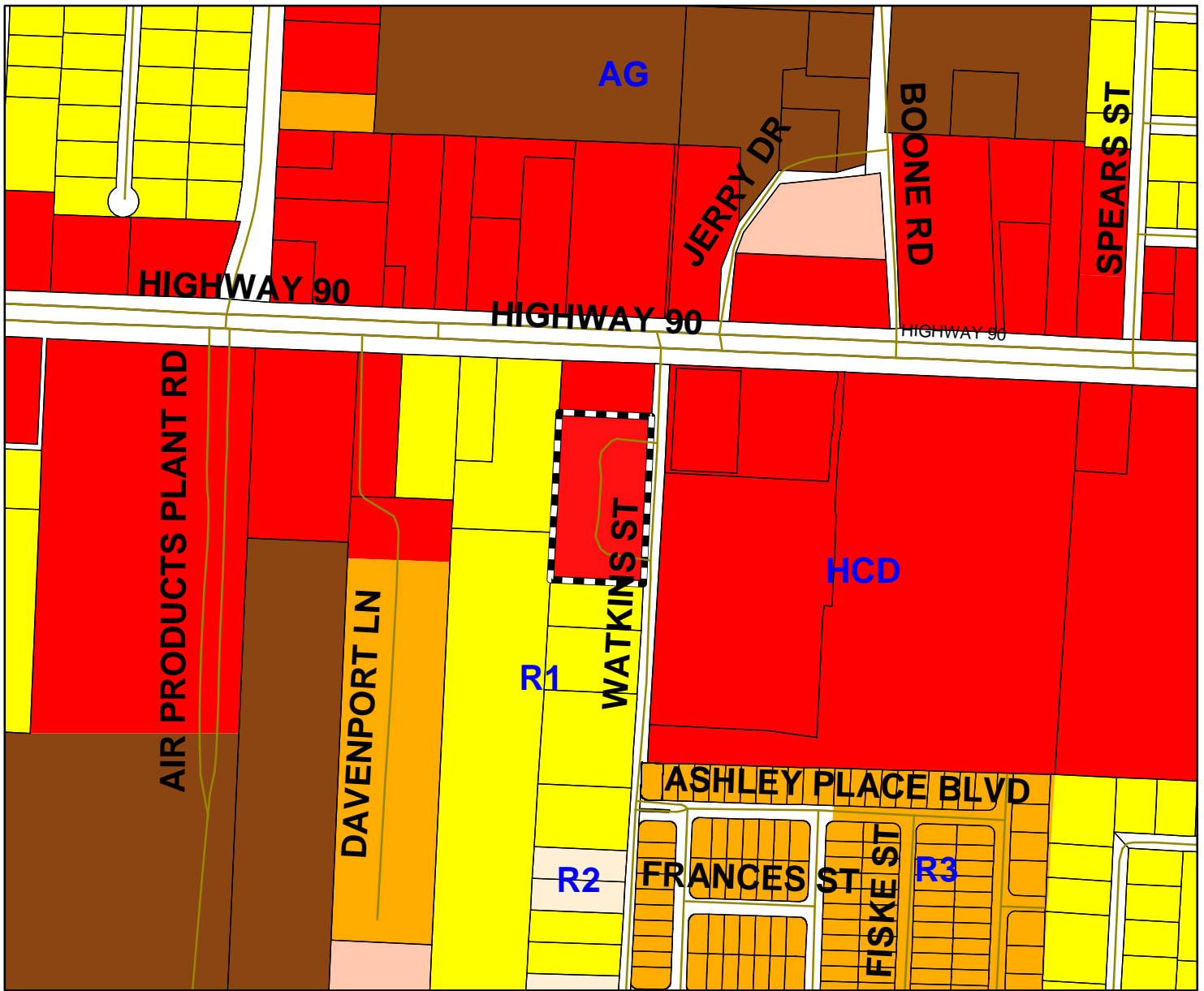
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-087_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Proposed Zoning (2007-R-087)



0 262.5 525 1,050 Feet



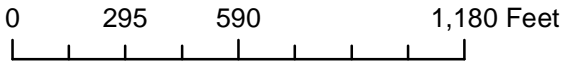
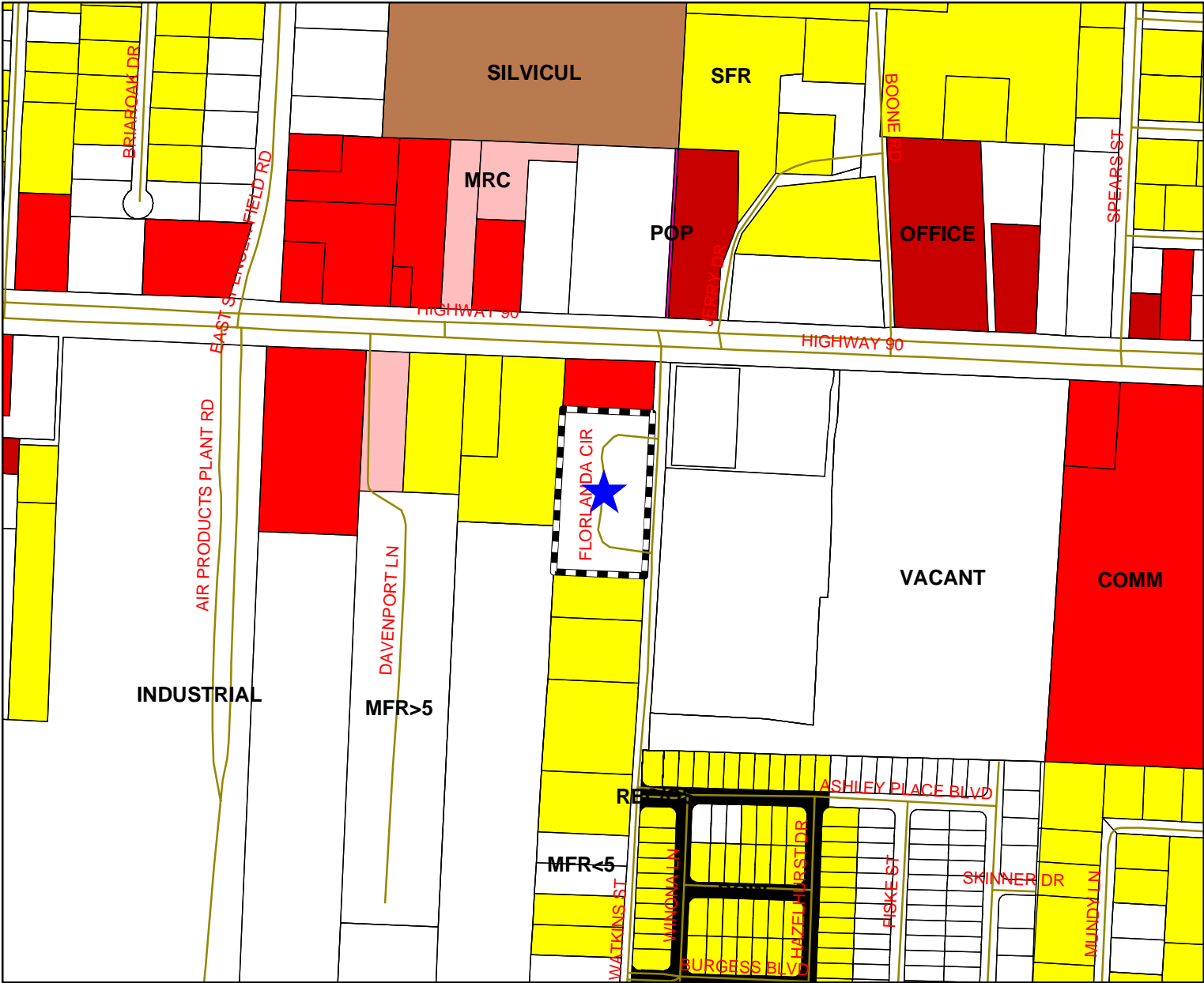
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Main Roads	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
07-R-087_Rezoning	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Parcels	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
<b>Zoning District</b>	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture/Rural Residential (AG)	Passive Park (P-1)	Town Center 1 (TC1)	State
Agriculture (AG2)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina (C-1M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Marina and Yacht Club (C-2M)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Historical/Commercial (HC-1)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Highway Commercial Development (HCD)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	
Historical/Single Family (HR-1)			

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# Existing Land Use Map (2007-R-087)



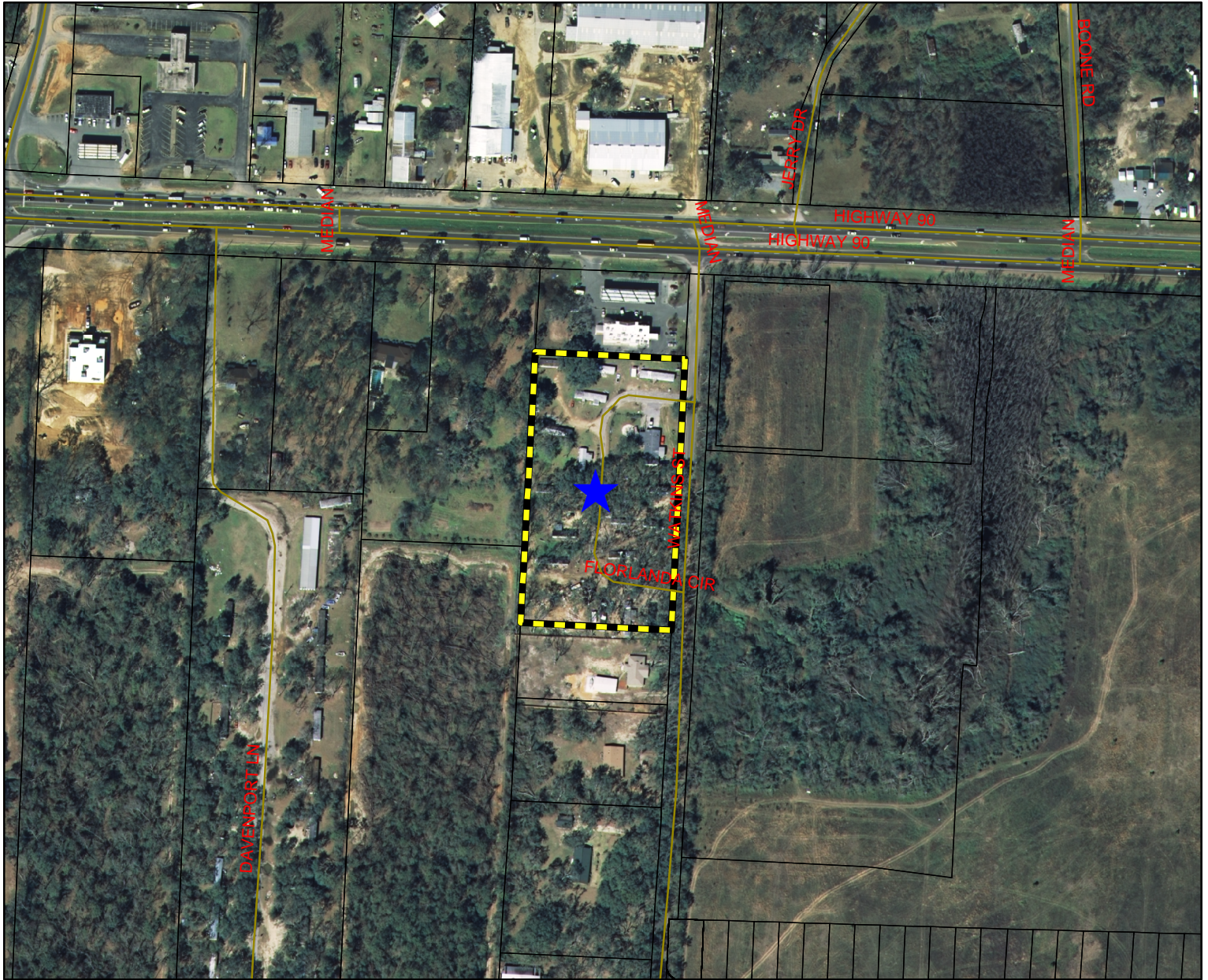
## Legend

Streets	City	Recreation/Open Space
07-R-087_Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
<b>ELUM</b>	Military	Silviculture
<b>CATEGORY</b>	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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# Aerial View (2007-R-087)



0 155 310 620 Feet



## Legend

-  Streets
-  07-R-087\_Rezoning
-  Parcels

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